

S U M M A R Y

FILE NO.	2198	Thomas Guide Map No.	627
		Date Received:	04/26/05
ENTITY	City of Bellevue	Date Distributed:	04/27/05
ACTION	Petition for Land Annexation	Date Filed:	
		Expiration 45 Days:	06/09/05
TITLE	C&R RVA Annexation	Board Meeting:	May, 2005

Location	The Annexation Area is located on the south side of the City of Bellevue. The northern boundary of the Annexation Area is generally formed by SE 67 th Street (if extended). The eastern boundary is generally formed by 160 th Avenue SE (if extended.). The southern boundary of the Annexation Area is generally formed by SE 70 th Street (if extended). The western boundary of the Annexation Area is formed by Lakemont Boulevard SE.
Land Area	Approximately 11.4 acres
Land Use	Vacant land
Population	Not applicable
Assessed Valuation	\$495,000.
County Comprehensive Plan Designation	Residential Use Low
County Zoning	Residential – Single Family
City Comprehensive Plan	<u>Pre-Annexation Land Designation:</u> Residential Single Family Low (SF-L)
City Zoning	<u>Pre-Annexation Zoning Designation:</u> Residential Single Family (R-1: 1 unit/acre)
District Comprehensive Plan	City of Bellevue Comprehensive Utilities Plan
District Franchise	No franchise is required for the City to provide services to the C&R RVA Annexation Area.
Urban Growth Area (UGA)	The site is located within the Urban Growth Area as identified under the State Growth Management Act, King County Comprehensive Plan and City of Bellevue Comprehensive Plan
SEPA Declaration	The proposed annexation is exempt from SEPA pursuant to RCW 43.21C.222

ENTITIES/AGENCIES NOTIFIED:

King County Council Member(s) Reagan Dunn, David Irons

King County: Clerk of Council, Department of Assessments, Fire Marshal, Health Division, State Department of Ecology, Puget Sound Regional Council, Municipality of Metropolitan Seattle (Metro)

Cities: City of Newcastle

Fire Districts: Bellevue Fire District; Eastside Fire and Rescue (No. 10)

Water Districts: City of Bellevue Water Utilities

Sewer Districts: City of Bellevue Sewer Utilities

School District: Issaquah School District No. 411; Bellevue School District 405

SUMMARY (File No. 2198)

The City of Bellevue proposes the annexation of 11.4 acres, known as the C&R RVA Annexation Area. This annexation was proposed by a Notice of Intention submitted under the 60% Direct Petition to Annex, pursuant to RCW 35A.14. The Bellevue City Council accepted the Notice of Intention (10%) in December of 2003. Under RCW 35A.14 and RCW 36.93, the City is permitted to propose annexation in conjunction with the initial (10%) petition or with the final (60%) petition. The City of Bellevue received this direct petition from petitioners on March 3, 2005 and immediately filed for certification of sufficiency with the King County Auditor (March 4, 2005). After receiving this certification on March 15, 2005, the City of Bellevue filed this Notice of Intention with the Boundary Review Board.

The Annexation Area is located on the south side of the City of Bellevue. The northern boundary of the Annexation Area is generally formed by SE 67th Street (if extended). The eastern boundary is generally formed by 160th Avenue SE (if extended.). The southern boundary of the Annexation Area is generally formed by SE 70th Street (if extended). The western boundary of the Annexation Area is formed by Lakemont Boulevard SE. The C&R RVA Annexation Area is located wholly within the Urban Growth Area designated by King County.

The C&R RVA Area is natural greenbelt which is contiguous with Coal Creek Park and near to Cougar Mountain Wildlife Park. Ten acres of the 11.4 acre Annexation Area are being conveyed to the City of Bellevue as a park site (in conjunction with the Cougar Ride Development Agreement.) The Development Agreement anticipates, as a component of basic City services, the preservation of open spaces and limited development (e.g., hiking trails) consistent with the greenbelt environment.

The City would permit a maximum of two single family residential units on the remaining 1.4 acres of land included in the C&R RVA Annexation Area.

The proposed C&R RVA Annexation is reportedly consistent with City of Bellevue Comprehensive Plan policies addressing annexation, including those provisions which call for inclusion of urban areas within the City and provision of services to incorporated areas. More specifically, the C&R RVA Annexation Area is included in the City of Bellevue Comprehensive Plan "Annexation Element" and is located within the Bellevue Potential Annexation Area. The Annexation Area is, further, included in the City of Bellevue's "Newcastle Subarea Plan."

Upon annexation, the City of Bellevue is prepared to provide development review under Bellevue Zoning Regulations that establish standards that will guide greenbelt uses and built development on C&R RVA properties. Similarly, the City is prepared to provide environmental review to the C&R RVA properties based upon local, regional and state regulations for protection of environmentally sensitive areas (e.g., Critical Areas Ordinances; Drainage/Surface Water Standards.)

The City of Bellevue is also prepared to provide public facilities and services to the C&R RVA Area. More specifically, the City will provide sewer services and water services. The City will provide for fire services through the Bellevue Fire Department. The City currently provides – and plans to continue – emergency medical services to the C&R RVA Area. The Bellevue Police Department will replace the King County Sheriff's Office as the service provider to the C&R RVA Area.

A wide array of County and City library facilities, parks, and recreation facilities would be available to the community.

There would be no change in School District boundaries. Children of C&R RVA would attend schools in the Issaquah School District.

The City of Bellevue reports that the proposed annexation conforms to the State Growth Management Act (RCW 36.70A.) For example, the annexation is supported by RCW 36.70.20, which requires community planning goals, for urban growth, services and infrastructure, and

environmental preservation. Additionally, annexation reportedly would be consistent with RCW 36.70A.020 (1), and RCW 36.70A.020 (12), which encourage local jurisdictions to govern, permit appropriate development, and support corollary public services/facilities in urban areas. Environmentally sensitive areas would also be preserved under the provisions of this annexation.

Further, the C&R RVA Annexation is reported to be consistent with the King County Comprehensive Plan. Following are examples of King County Comprehensive Plan/Countywide Planning Policies that are addressed by the proposed Maplewood Addition Annexation:

LU-31: The County should identify urban development areas within the Urban Growth Area

LU-32: The County should encourage cities to annex territory within their designated potential annexation area

LU-33: Land within a city's potential annexation area shall be developed according to local and regional growth phasing plans

FW-13: Cities are the appropriate providers of local urban services to Urban Areas.

The proposed C&R RVA Annexation is reportedly consistent with the provisions of RCW 36.93 (Boundary Review Board Regulations). For example, this annexation would be consistent with Objective 1, which calls for the preservation of neighborhoods. This Area is linked to Bellevue by geographic and social characteristics (e.g., similar topography, contiguous physical boundaries, land use designations, open spaces, flora and fauna patterns.)

The C&R RVA Annexation would also reportedly be consistent with Objective 3, which calls for creation of logical service areas, and Objectives 4-7, which call for the achievement of reasonable boundaries for a jurisdiction. More specifically:

- C&R RVA is located immediately adjacent to (and substantially surrounded by) the City of Bellevue; and
- C&R RVA is established for annexation to Bellevue under the City Comprehensive Plan;
- The City of Bellevue has planned for and can provide urban services to the C&R RVA Area either directly or via agreements between the City and service providers.
- C&R RVA property owners have petitioned for annexation in order that all services and land use regulations affecting their area may be efficiently coordinated by a single local government unit.

The C&R RVA Annexation would also be consistent with Objective 8, which calls for inclusion of urban areas within municipalities. With annexation future residents of the C&R RVA Area would be provided an affiliation a local government and thus be permitted to participate in the local government process.

The City of Bellevue has estimated costs and revenues related to the proposed annexation area in order to identify General Fund revenues and costs associated with governance of/service to the C&R RVA Area. City officials state that the addition of C&R RVA is not expected to have a significant impact on cost and adequacy of services, finances, debt structure or rights of other governmental units. Revenues generated by development are expected to offset costs for governance and services. More specifically, upon development, property owners will contribute property taxes to the municipal fund base. Similarly, property owners would assume their share of the regular and special levy rate of the City for general capital facilities and public services (e.g., road maintenance, fire protection, police protection, parks maintenance, law and justice).

Future capital needs and costs will be established and funded through the Bellevue Capital Investment Program and other funding systems as appropriate to the service (e.g., water, sewer service.) If C&R RVA residents decide that they wish to have local services from the City of Bellevue, it is likely that Local Improvement Districts will be developed to address costs to property owners for standard connections and services.

The City of Bellevue supports the C&R RVA Annexation.

